

PCR-2010-207

FEE \$	10 <sup>00</sup>
TCP \$	2554 <sup>00</sup>
SIF \$	460 <sup>00</sup>

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO.

PCR-2010-209

Building Address 2992 FENWICK LN  
 Parcel No. 2943-201-17-014  
 Subdivision SWAN MEADOWS  
 Filing 1 Block 3 Lot 14

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2245  
 Sq. Ft. of Lot / Parcel 8755.50'  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 321501 Sq. Ft. 36%  
 Height of Proposed Structure 15' 11 1/4"

**OWNER INFORMATION:**

Name CHRISTOPHER + AMANDA POTER  
 Address 1813 SPANDING IRON CT.  
 City / State / Zip FRUITA / CO / 81521

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name CHRISTOPHER + AMANDA POTER  
 Address 1813 SPANDING IRON CT.  
 City / State / Zip FRUITA / CO / 81521  
 Telephone 970-773-0684

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY PLANNING STAFF**

ZONE R-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 40 Parking Requirement 2  
 Voting District E Driveway Location Approval PD Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature \_\_\_\_\_ Date 10-20-10

Planning Approval PD Lydia Reynolds Date 10/25/10

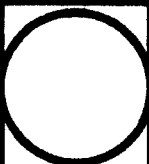
Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>21791</u>
Utility Accounting <u>W</u>	Date <u>10/25/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

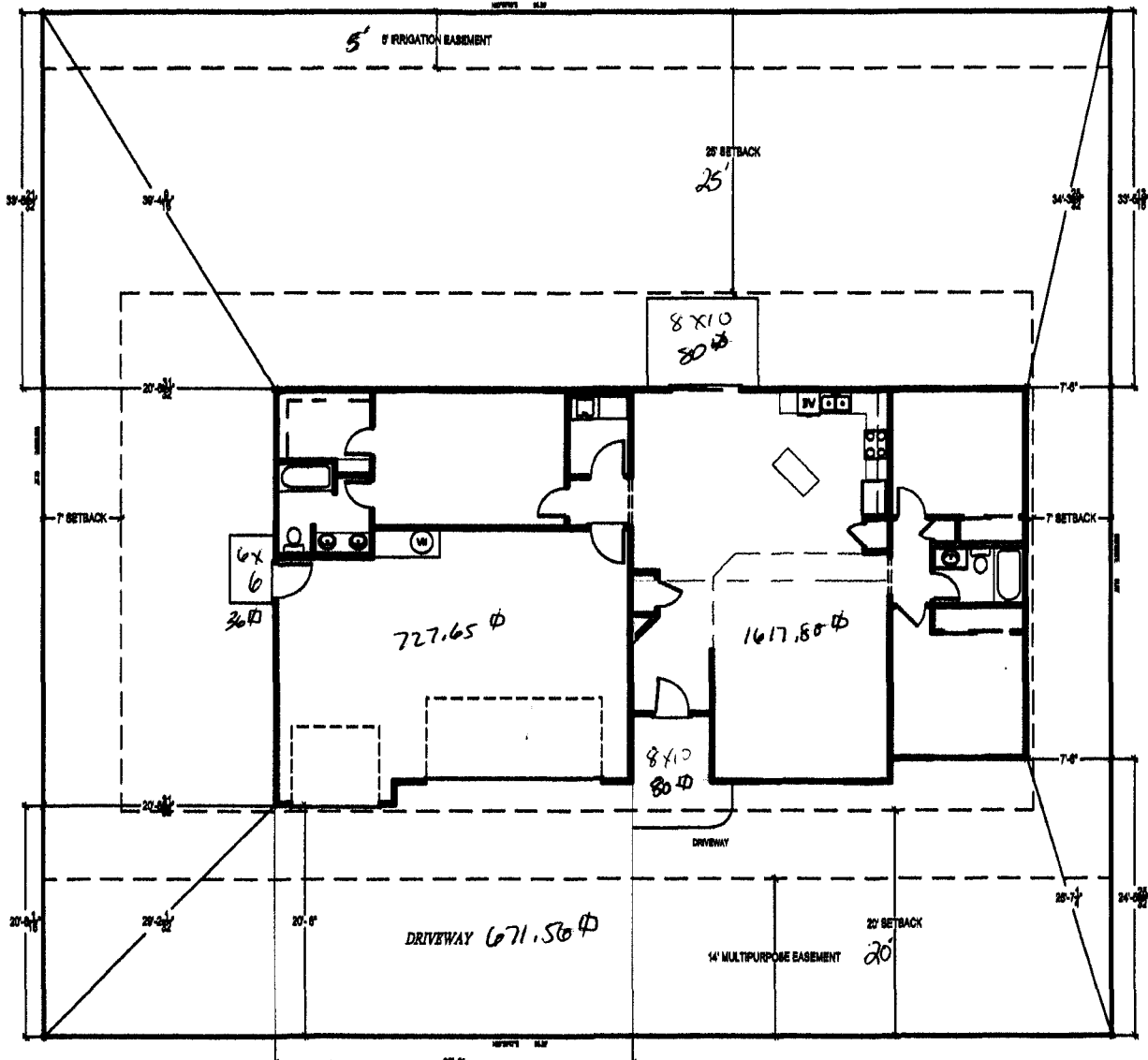
ACCEPTED *[Signature]*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



2992 Fenwick Lane  
 Chris and Amanda Potter  
 Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	
Drawn By:	SJSR
REV Date:	10/19/10
Date:	9/21/10
Scale:	1/8" = 1'
Site Plan	
Sheet:	C1



Swan Meadows Subdivision	
FILING	1
BLOCK	3
LOT NUMBER	14
LOT SIZE	██████████ sq. ft.
LIVING AREA	██████████
GARAGE	██████████
TOTAL AREA	██████████

House 1617.80  
 Garage 727.65  
 Driveway 671.56  
 Frontwalk 80.00  
 Side Patio 36.00  
 Rear Patio 80.00  
 3213.01  
 Impervious surface

Driveway OK  
 Pat 10/22/10